

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00086/DISCON
Applicant: Mr Craig Blain
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 11 Queensway Barwell Leicester

Application to discharge condition 3 (Material Samples) attached to planning permission 24/00609/HOU

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of the materials to be used on the external elevations of the dwelling, garage, carport and boundary walls have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials. These shall be in accordance with the general external materials details provided within the submitted Planning Application form and the external materials schedule provided on the approved Proposed Elevations Drawing No. 2024-01-0104 Rev PL02 received by the local planning authority on 30 July 2024.

C3 Proposed Materials - Received 5 February 2025

C3 Application Form - Received 4 February 2025

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Materials chosen are a weather cheshire red (pre-war) which are a soft appearance in a brown/orange colouring with a hint of black flecks together with cream windows which will complement the tone of the brick. The roof tile for the bungalow and garage roof will be a Marley Ashmore slate grey roof tile which has a small overall appearance with a mock line along with cream render. The proposed materials represent those advised during the application but now have the specifics and will ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge